

**CITY OF BROKEN ARROW  
PLANNING COMMISSION MEETING  
MINUTES  
September 11, 2003**

The Planning Commission Agenda for this meeting was posted on September 8, 2003, at 10:00 a.m. on the City Hall Bulletin Board, 220 S. First Street.

1. The Broken Arrow Planning Commission met on Thursday, September 11, 2003, at 5:01 p.m.

2.           Present:       Robert Goranson, Chairman  
                              Renate Caldwell, Vice Chairperson  
                              Mike Lester, Commission Member  
                              Johnnie Parks, Commission Member  
                              Ricky Jones, Commission Member

              Absent       None

              Staff Present: Farhad K. Daroga, City Planner  
                              Brent Murphy, Assistant City Planner  
                              Joyce Snider, Admin Ass't  
                              April Parnell Ass't City Attorney  
                              Jeff Westfall, Engineering Dept  
                              Don Slone

3. The Commission considered the minutes of the regular Planning Commission meeting held August 28, 2003. **Motion** by Renate Caldwell to approve the August 28, 2003, minutes as presented. The motion was seconded by Johnnie Parks.

Yes:       Jones, Parks, Caldwell, Goranson

No:       None

Abstain: Lester

**Motion Approved**

4. The Commission considered the Consent Agenda. Farhad Daroga reviewed each item on the Consent Agenda.

**Motion** by Mike Lester to approve the Consent Agenda, as recommended by Staff, excluding Item No. 4A. The motion was seconded by Renate Caldwell.

Yes:       Jones, Parks, Lester, Caldwell, Goranson

No:       None

**Motion approved**

#### 4. **CONSENT AGENDA**

- 4A. PT02-116, DN02-179, Bentley Village II revised preliminary plat, 30.17 acres, 99 lots, R-3 (BAZ 1448), one-half mile south of Jasper Street, one-half mile west of Aspen Avenue, Hall, Rosenbaum & Associates, Inc. (Engineer). The applicant was present. This item was removed from the consent agenda at the applicant's request.
- 4B. ST03-134, DN03-170, Mid State Auto Body Parts warehouse building site plan, 4.29 acres, I-1, Lot 6, Block 2, Dobbs Park, Hall, Rosenbaum & Associates (Applicant). The applicant was present. This item was approved as recommended by Staff.
- 4C. ST02-122, DN02-164, York Electronics landscape plan, 3.51 acres, I-1, 2900 W. Albany Street, Bruce Rothell, Crafton Tull and Associates, Inc. (Applicant). The applicant was not present. This item was approved as recommended by Staff.

#### 5. **ITEMS REMOVED FROM CONSENT AGENDA**

- 4A. The Commission considered PT02-116, DN02-179, Bentley Village II revised preliminary plat, 30.17 acres, 99 lots, R-3 (BAZ 1448), one-half mile south of Jasper Street, one-half mile west of Aspen Avenue, Hall, Rosenbaum & Associates, Inc. (Engineer). Farhad Daroga said the applicant wishes to discuss this proposal, pertaining to checklist Condition No. 20, regarding side yards..

Alan Hall, Hall, Rosenbaum & Associates, Inc., 1913 West Tacoma, Suite C, Broken Arrow, representing the developer, outlined the changes from the original plat, saying the larger lot is intended for a swimming pool, with housing, parking, etc. to go with it. He said in the comments for the revised plat, they don't have problems with any of them, one of the streets is shown 1,300 feet in length, too long not to have a curve in it to slow the traffic and traffic calming devices will be placed in that area. He said the purpose of pulling this plat from the consent agenda is Item No. 20, which calls for five-foot and ten-foot side yards. He said they will ask the City Council to approve five-foot/five-foot side yards in this addition. Discussion followed between Planning Commission members and Alan Hall regarding the pros and cons of allowing five-foot side yards.

Mike Lester asked why this project was not submitted as a Planned Unit Development. Alan Hall said the flexibility provided by a PUD was not necessary. Discussion followed. Ricky Jones said he didn't have a problem with five and five side yards. Further discussion followed. Renate Caldwell said she would rather have a three-car garage than a strip of grass and she has no problem with five foot side yards. Johnnie Parks asked how maintenance can be done in the back yard (utilities) with five-foot side yard setbacks, for example if a transformer goes out. It was verified that the utilities are in the back yards in this plat, except for ONG. Discussion followed.

Bob Goranson said the Planning Commission cannot waive the ordinance. However, the City Council can. He said he would like to have a survey obtain the thoughts of the utility companies and City department heads in this regard. Discussion followed.

4A. continued

**Motion** by Ricky Jones to recommend approval of the Bentley Village II revised preliminary plat, with the exception of Condition No. 20 on the check list, allowing five-foot side yards, with all other Staff conditions. The motion was seconded by Renate Caldwell.

Yes: Jones, Caldwell

No: Parks, Lester, Goranson

**Motion failed.**

Bob Goranson noted that he is in agreement with forwarding this plat to the City Council.

**Motion** by Johnnie Parks to approve the Bentley Village II preliminary plat, and send it to the City Council, with five-foot and ten-foot side yards. The motion was seconded by Mike Lester.

Yes: Parks, Lester, Goranson

No: Jones, Caldwell

**Motion approved.**

Brent Murphy asked Johnnie Parks if he wanted this plat to go to the City Council, since preliminary plats normally do not go to the City Council. Johnnie Parks said this issue needed to be addressed. The alternatives available were discussed. Alan Hall said this will be appealed to the City Council. Discussion followed and Johnnie Parks said it would be better if the Commission forwarded it to the City Council. April Parnell said if the applicant wants the City Council to know that he wants the five and five side yard setbacks, he should appeal the decision of the Planning Commission. Alan Hall said he would like to appeal the decision to the City Council regarding the five and five side yards. Farhad Daroga said the plat can go to the City Council with all of the 20 conditions and the Council can review No. 20. Staff clarified that the plat will go to the City Council in their meeting of October 6, 2003.

6. The Commission considered BAZ 1612, 2 acres, A-1 to C-3, northwest corner of Oneta Road and Kenosha Street, Paul and Marilyn Tackett (Applicants/Owners). Farhad Daroga presented the background, saying the Comprehensive Plan provides for Level 4, which allows C-3 zoning, and based on the Comprehensive Plan, Staff recommends approval, subject to the property being platted. The applicant (Paul Tackett) said he had nothing to add. There were no protestants. Ricky Jones asked if this property lines up with the C-2 property across the street to the south and Farhad Daroga said it does.

**Motion** by Mike Lester to recommend approval of BAZ 1612 as recommended by Staff. The motion was seconded by Ricky Jones.

Yes: Jones, Parks, Lester, Caldwell, Goranson

No: None

**Motion approved**

Bob Goranson said this matter will be considered by the City Council in their meeting of October 6, 2003, at 7:00 p.m.

7. **DISCUSSION ITEMS**

None.

8. **REMARKS, INQUIRIES AND COMMENTS BY PLANNING COMMISSION AND STAFF**  
**(NO ACTION)**

None.

9. **Motion** by Mike Lester at 5:22 p.m. to adjourn. The motion was seconded by Ricky Jones  
Yes: Jones, Parks, Lester, Caldwell, Goranson  
No: None  
**Motion approved**